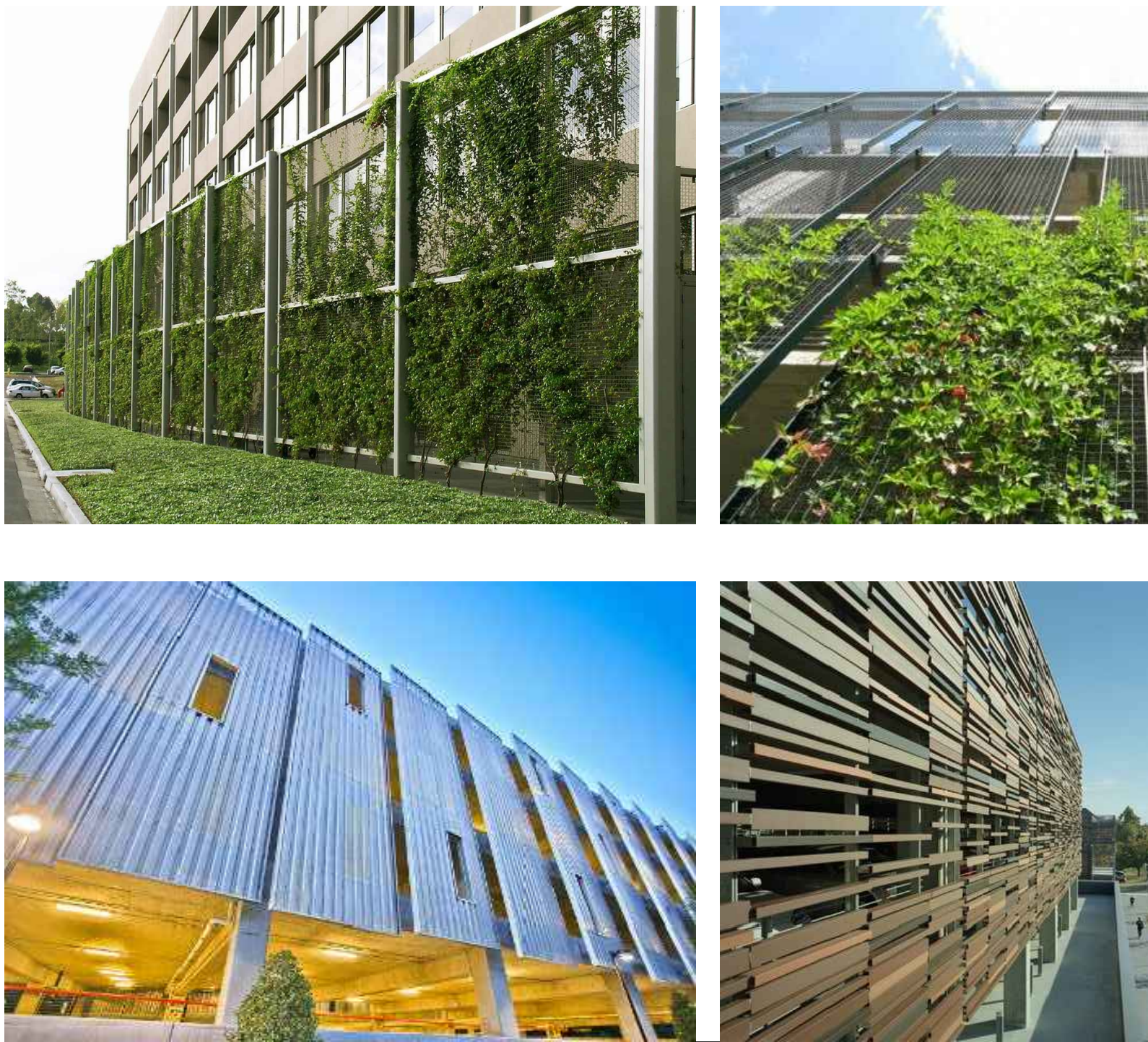


VICINITY MAP



PARKING GARAGE SCREEN WALL EXAMPLES

~NOW OR FORMERLY~
640 STATE STREET LLC
07112131
1.570 AC
1-2

~DUKE
ENERGY
EASEMENT~

~NOW OR FORMERLY~
TAX DEPT - PB05B DUKE
POWER CO
07107802
3.920 AC
1-2

~NOW OR FORMERLY~
640 STATE STREET LLC
07112130
2.220 AC
1-2

~NOW OR FORMERLY~
ROUND MOUNTAIN LLC
07112129
2.285 AC
1-2

~NOW OR FORMERLY~
CYPRESS
ENTERPRISES LLC
07108105
0.219 AC
1-2

~NOW OR FORMERLY~
CYPRESS
ENTERPRISES,
LLC
DB
17940/343
SECOND
TRACT
PID 07108104
1-2

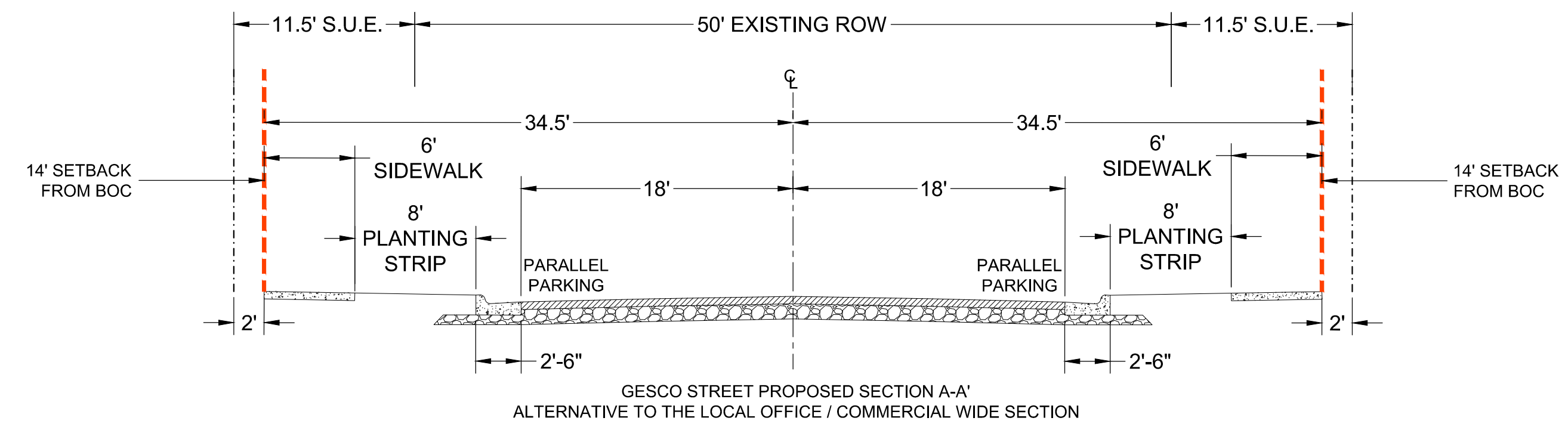
~NOW OR FORMERLY~
CYPRESS ENTERPRISES, LLC
DB 17940/343
FIFTH TRACT
PID 07108103
1-2

~NOW OR FORMERLY~
SUMMIT AVENUE THRIFT ROAD
HOLDINGS LLC
07108113
4.456 AC
1-2

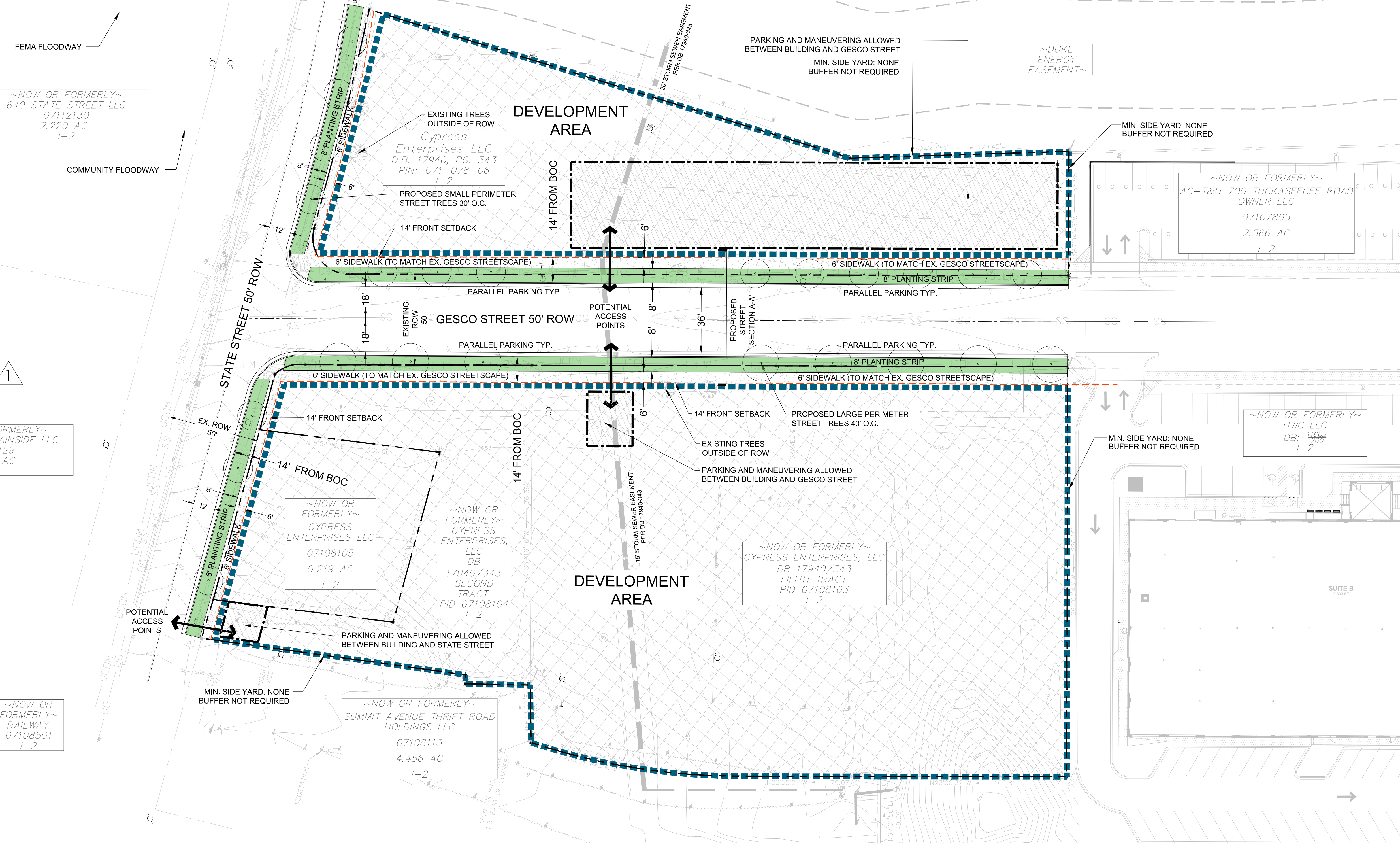
~NOW OR FORMERLY~
AG-T&U 700 TUCKASEEGEE ROAD
OWNER LLC
07107805
2.566 AC
1-2

~NOW OR FORMERLY~
HWC LLC
DB: 11602
200
1-2

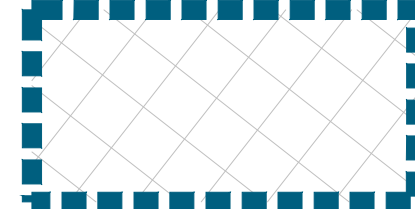
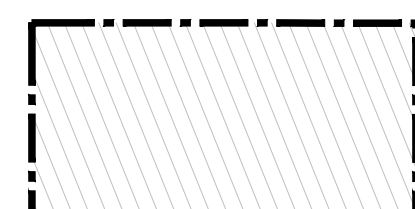
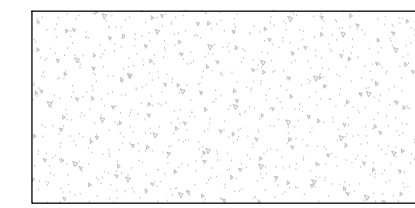


~NOW OR FORMERLY~
RAILWAY
07108501
1-2



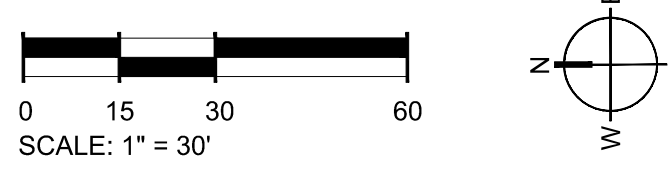
GESCO STREET PROPOSED SECTION A-A'
ALTERNATIVE TO THE LOCAL OFFICE / COMMERCIAL WIDE SECTION



GRAPHIC LEGEND

-  DEVELOPMENT AREAS
-  PARKING AND MANEUVERING ALLOWED BETWEEN BUILDING AND GESCO / STATE STREET
-  6' SIDEWALK (TO MATCH EX. GESCO STREETScape)
-  8' PLANTING STRIP
-  14' FRONT SETBACK FROM BOC

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



RZP-2021-115

TECHNICAL DATA PLAN

RAM
CHARLOTTE, NORTH CAROLINA
CL1151 | MFA | 10.11.2021
REVISION 11.18.2021

DEVELOPMENT STANDARDS

Petitioner: Ram Realty Acquisitions V LLC

Rezoning Petition No. 2021-115

11/18/2021

Site Development Data:

--Acreage: ± 2.58 acres

--Tax Parcels: 071-078-06, 071-081-03, 071-081-04, and 071-081-05

--Existing Zoning: I-2

--Proposed Zoning: MUDD-O

--Existing Uses: Vacant

--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited herein

--Maximum Development: Maximum of two hundred sixty-five (265) multi-family and/or single-family attached residential units and 7,500 square feet of non-residential uses as permitted in the MUDD district.

--Maximum Building Height: Ninety (90) feet, as measured per the Ordinance

--Parking: As required by the Ordinance for the MUDD zoning district.

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Ram Realty Acquisitions V LLC ("Petitioner") to accommodate development of a multi-family residential community on an approximately 2.58-acre site located at the intersection of State Street and Gesco Street, more particularly described as Mecklenburg County Tax Parcel Numbers 071-078-06, 071-081-03, 071-081-04, and 071-081-05 (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Unless the Rezoning Plan establishes more stringent standards or as otherwise provided in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.
- c. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Permitted Uses & Maximum Development

- a. **Permitted Uses.** Subject to the Maximum Development set forth below, the Site may be devoted to all uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.
- b. **Maximum Development.** The Site may be devoted to a maximum of two hundred and sixty-five (265) multi-family and/or single-family attached residential units and 7,500 square feet of non-residential (i.e., office, EDEE, retail, personal service) uses, subject to the conversion rights listed below.
- c. **Conversion Rights.** Residential units may be converted to commercial/non-residential uses, and vice versa, at a rate of one (1) residential unit to 1,000 square feet of commercial/non-residential uses. At no point will the development exceed 2,500 trips.

III. Optional Provisions

- a. The Petitioner requests an Optional Provision to allow for flexibility in the streetscape along Gesco Street, as generally depicted in the Rezoning Plan and reflected in the cross sections therein, to be further coordinated with CDOT during the permitting phase of development.
- b. The Petitioner requests an Optional Provision to allow parking and maneuvering between building(s) and street only in the area as generally depicted on the Rezoning Plan.

IV. Transportation

- a. Vehicular access will be from Gesco Street and State Street as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points will be coordinated with CDOT based on final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. Petitioner shall provide sidewalks with a minimum width of six (6) feet along all Site frontages along public streets. Sidewalks may meander to avoid existing utilities and Site features.
- c. On-street parking, where proposed, is subject to review and approval by City Staff during the permitting phase of development.
- d. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- e. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the Site.

V. Design Guidelines:

- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features. Concrete masonry units not architecturally finished shall not be permitted.
- b. Meter banks shall be located outside of the setback.
- c. All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure.
- d. Petitioner shall screen all parking areas adjacent to public streets. Parking structures, if provided, shall be screened from public streets at the public street level by active uses. Car headlights shall be fully screened within the parking structure per Ordinance standards. Screening shall be provided using one or more of the following screening methods: green walls, faux windows, geometric designs, or art.
- e. Building Massing and Height shall be designed to break up long monolithic building forms. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of two (2) feet extending through at least a full floor.

- f. Architectural Elevation Design - Building elevations shall be designed with vertical bays or articulated architectural façade features to limit blank walls to a maximum of twenty (20) feet in all directions, which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- g. Sidewalk extensions shall be provided between all network-required public and private streets when parking is adjacent. Direct pedestrian connections will be provided on all buildings for all frontages. Sidewalks may meander.
- h. Roof top HVAC units will be screened from public view from public rights-of-way.
- i. Minimum building ground floor transparency (measured 3' to 10' from finished grade) shall be 60% for non-residential uses and 25% for residential uses. Upper floor transparency shall be a minimum of 20%.

VI. Open Space and Amenity Areas.

- a. The Petitioner shall provide an amenity area(s) which may include amenities such as, but not limited to, a combination of hardscape and softscape, pool, cabana, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.

VII. Environmental Features:

- a. The Petitioner shall comply with the Post Construction Controls Ordinance. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Petitioner shall comply with the Tree Ordinance.
- c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions. If a SWIM/PCSO Buffer shown on the Rezoning Plan is deemed to not actually exist during the permitting phase of development, they may be removed from SWIM/PCSO Buffer obligations.

VIII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

IX. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.